

87-049

Draft

Environmental Impact Report

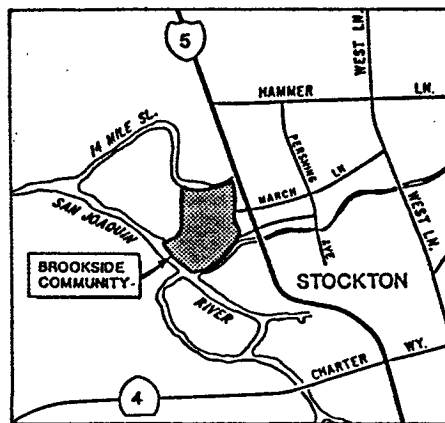
BROOKSIDE COMMUNITY PROJECT

Proposed by:

Grupe Development Company
Stockton, California

Prepared for:

City of Stockton
EIR File No. 2-88
SCH No. 88022316



Jones & Stokes Associates
Sacramento, California

SEPTEMBER 1988

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DRAFT
ENVIRONMENTAL IMPACT REPORT
FOR THE BROOKSIDE COMMUNITY PROJECT
EIR FILE NO. 2-88

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September 19, 1988

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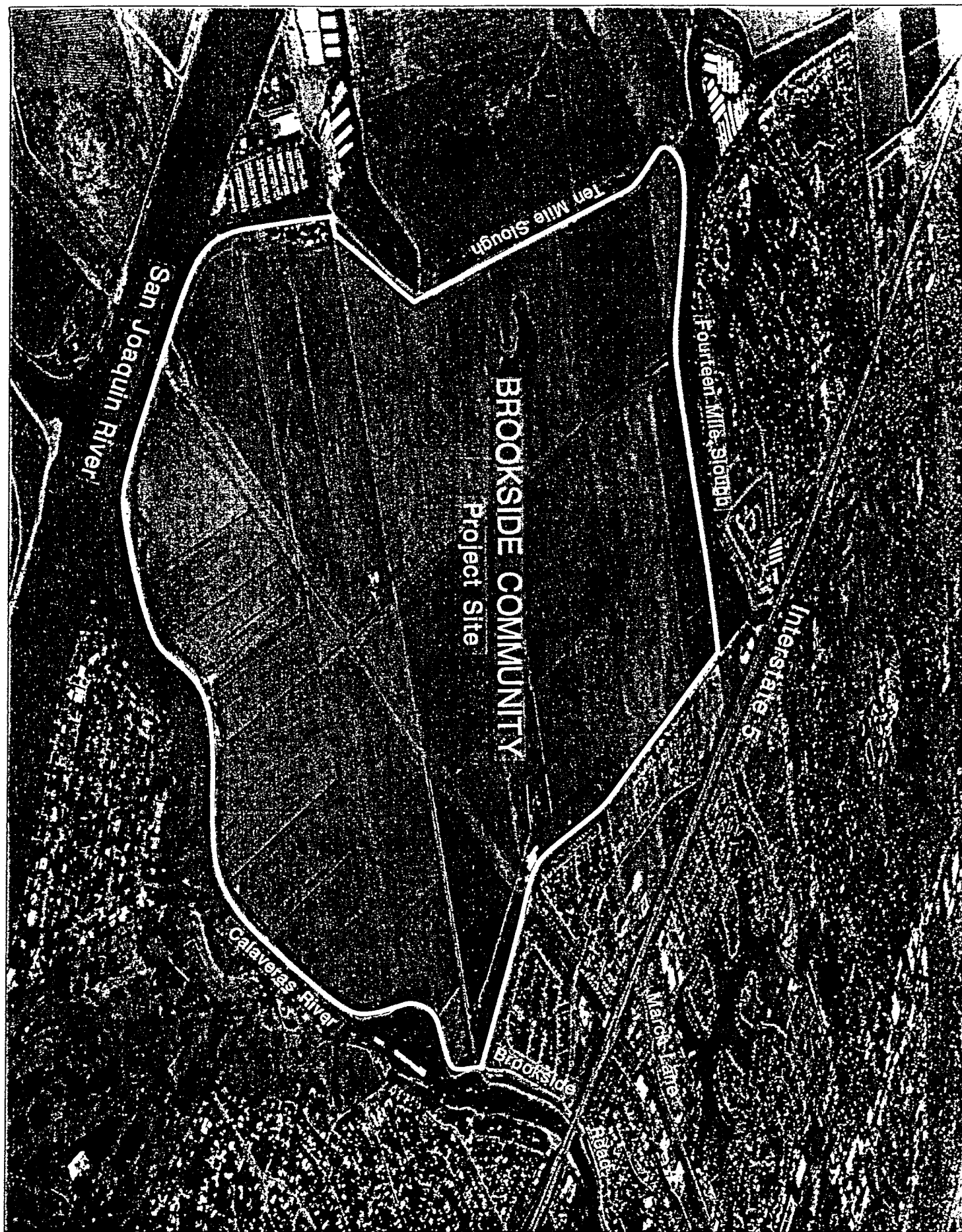


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Introduction

BACKGROUND

This Draft Environmental Impact Report (DEIR) has been prepared to assess environmental effects of the Brookside Community development project, proposed by Grupe Development Company of Stockton, California pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Administrative Code Section 15000 et seq.). This DEIR will be circulated by the City of Stockton (City) to elicit comments and responses from various public agencies and interested members of the public prior to preparation of the Final Environmental Impact Report (FEIR).

CEQA requires all state and local government agencies to consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. An EIR is an informational document used in the local planning and decision-making process. It is not the purpose of the EIR to recommend either approval or denial of a project.

The proposed project is assessed assuming adoption of a Development Agreement which requires adherence to the specific development plan, as opposed to assessing the "maximum allowable density scenario" based on the proposed zoning. Therefore, any future modifications to the adopted Development Agreement may require additional environmental analysis.

The 1,204.2-acre project site is located in San Joaquin County, immediately west of the Stockton city limits, and to the north and south of Brookside Road. The project proposes a mix of land use types including single- and multi-family units, estate parcels, planned unit residential developments (PURDs), commercial, office, school, park, private lake, and recreation facility and golf course areas. The DEIR is based on a project description prepared in March 1988 by the applicant. Since preparation of this analysis, the project description has been altered slightly.

HOW TO USE THIS REPORT

The report includes four principal parts: "Project Description," "Summary of Findings," "Environmental Analysis, Setting, Impacts, and Mitigation Measures," and "Appendices."

The "Project Description" includes a discussion of the location of the site, the existing uses occurring on the site, and the proposed site development plan.

The "Summary of Findings" presents an overview of the results and conclusions of the environmental analysis. This part provides an overview of project impacts and available mitigation measures for use by the City in

reviewing the project and establishing pertinent conditions under which the project may be developed. This section also includes discussion of the following topics, as required by the California Environmental Quality Act:

- o "Irreversible Environmental Changes" are identified under "Significant Unavoidable Impacts of the Project;"
- o "Cumulative Impacts" summarizes analyses of the cumulative buildout scenario that appear in respective "Environmental Analysis" sections; and
- o "Relationship Between Local Short-Term Use of Man's Environment and Enhancement of Long-term Productivity" is addressed.

The "Environmental Analysis" (Sections A-Q) includes a topic-by-topic analysis of impacts that would or could result from implementation of the project, and from cumulative development projected in north Stockton. The results of field visits, data collection and review, and agency contacts are presented in the text.

Final Environmental Impact Report

Following the review and comment period on the DEIR, a Final Environmental Impact Report (FEIR) will be prepared that will contain all written comments and responses.

Documents Referenced

Several documents are incorporated by reference in the DEIR. These documents will be available for review at the City of Stockton, Department of Community Development Planning Division, City Hall Annex, 6 East Lindsay Street, Stockton, California 95202, (209) 944-8266. They include:

- o OMNI-MEANS, Ltd. October 1987. North Stockton cumulative base-line traffic study.
- o Recht Hausrath & Associates. December 1987. Fiscal and public facilities study.

Project Description

PROJECT LOCATION

The proposed Brookside Community project is located in San Joaquin County, immediately west of the Stockton City limits. The project site is bordered by Fourteen Mile Slough to the north, the Calaveras River and the San Joaquin River to the south, the Stockton City limits to the east, and Ten Mile Slough to the west. Figure 1 shows the regional location. Figure 2 shows the specific location of the proposed site.

PROJECT CHARACTERISTICS

The project description for the Brookside Community project has undergone several revisions during the environmental review process. Since the analysis presented below has been completed, the project description has been modified slightly. Thus, the analysis contained in this DEIR is based on a prior project description prepared for the applicant in March 1988 by Anthony M. Guzzardo and Associates, Inc. This prior project description is described below, and is illustrated in Table 1 and Figure 3. The City believes that since the new revised project description differs only slightly with the original March 1988 project description, no additional environmental analysis would be required.

The revised annexation area land uses depicted in Table 1-A and Figures 5 and 6 would increase single-family dwelling units from 2,283 to 2,433 as depicted by comparing Table 1 and Table 1-A. Similarly, Planned Unit Residential Development (PURD) dwelling units would increase from 209 dwelling units to 314 dwelling units. Under the revised project description, office uses would be eliminated and commercial uses would amount to 56.6 acres. The golf course acreage would decrease from 247.8 acres to 201.3 acres, lake acreage would increase from 47.6 acres to 67.2 acres, and the recreation center acreage would decrease from 3.8 acres to 1.8 acres.

This revised information is included in this DEIR to fully disclose changes in the original March 1988 project description. However, the project information presented below and in Table 1 and Figure 3 should be used when referring to the topical analyses.

Proposed Land Uses March 1988

The proposed project includes residential, commercial, and institutional development on a 1,149.4-acre site, most of which is currently in agricultural use, and 54.8 acres that will remain as the Brookside Farm indefinitely but is proposed for ultimate residential estates development. The site currently has no City zoning or Stockton General Plan designation. County zoning is Interim-Protected Agricultural (I-PA) and General Agricultural with minimum parcel sizes of 5 and 40 acres (GA-5 and GA-40).

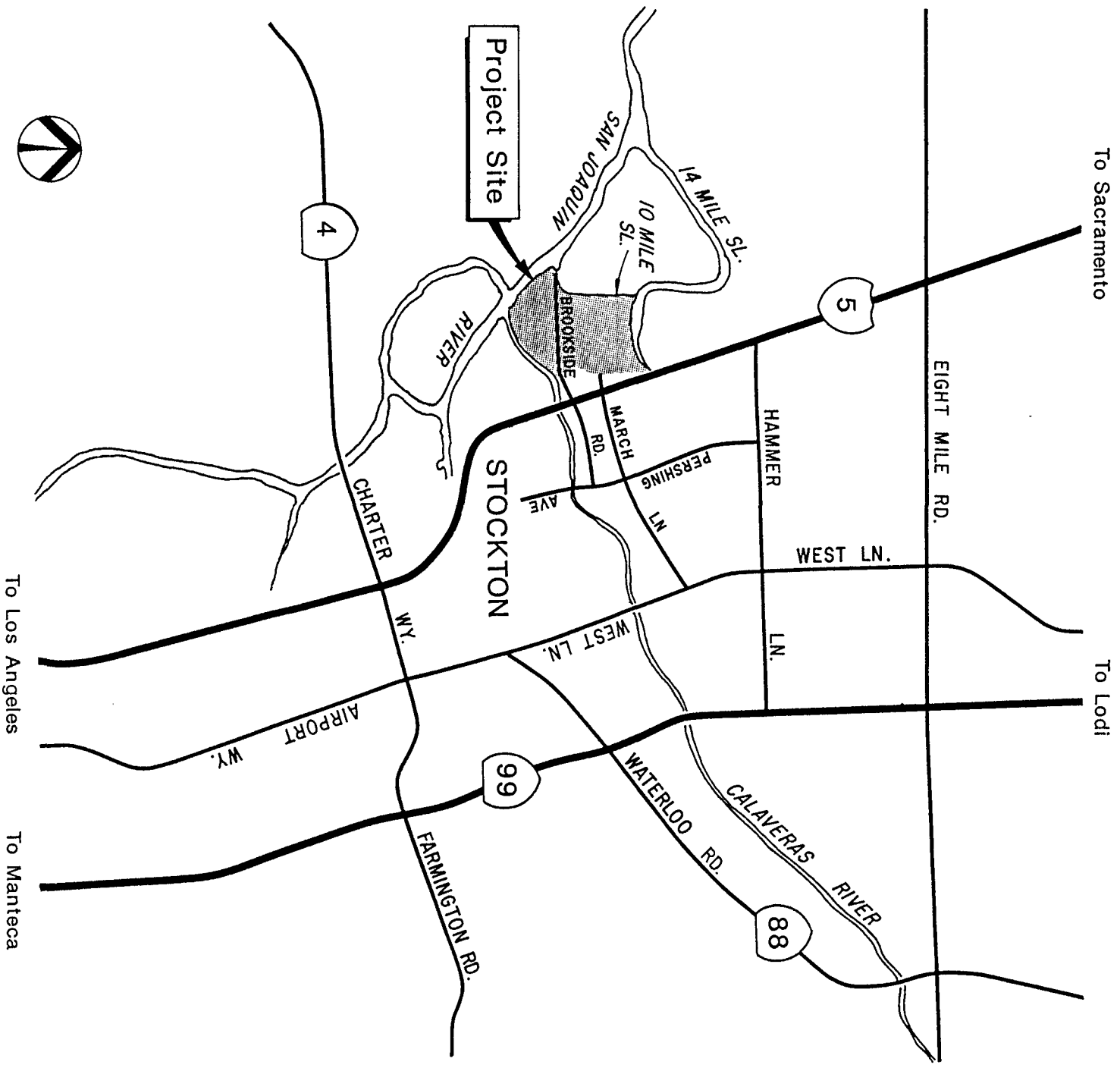


FIGURE 1. BROOKSIDE COMMUNITY REGIONAL LOCATION

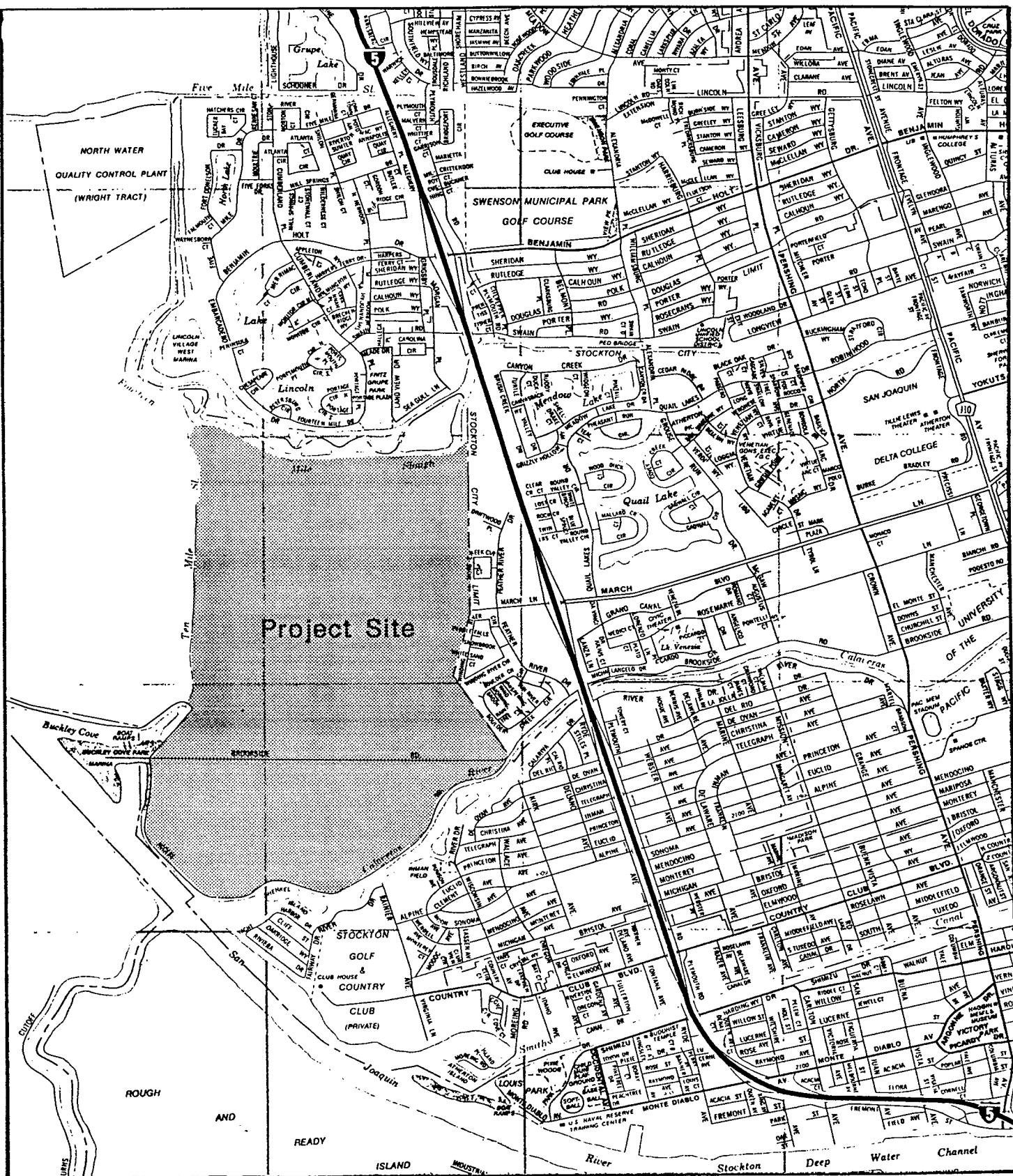


FIGURE 2. BROOKSIDE COMMUNITY
SPECIFIC LOCATION

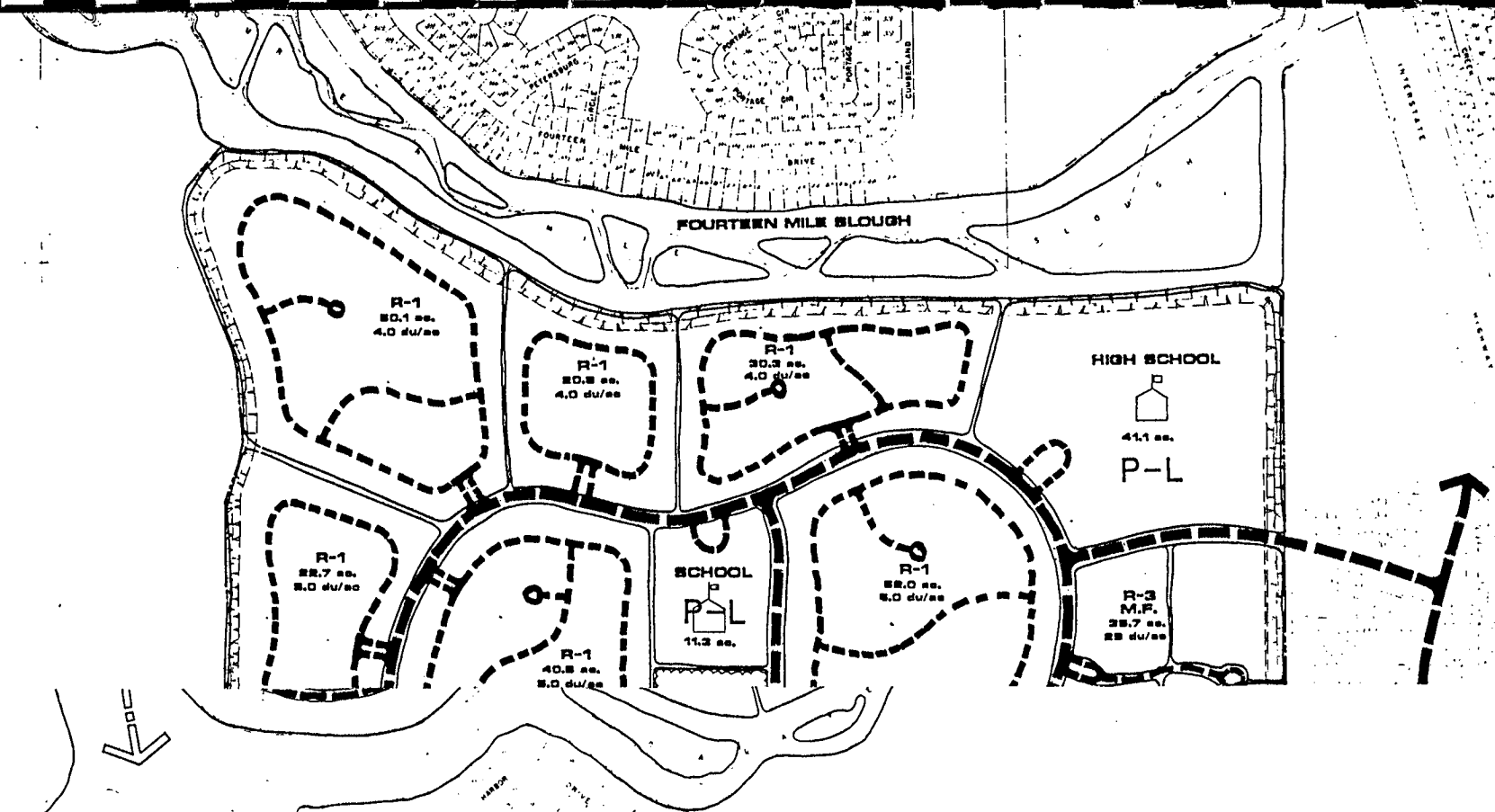
Base Map Courtesy of AAA

Table 1. Grupe/Brookside Community Project: Proposed Land Uses, March 1988

Land Use	Proposed General Plan Designation	Proposed Zoning	Acreage	Percentage of Project Area	Dwelling Units
<u>Project Site</u>					
Residential					
Single-family (conventional)	Low-Density Residential	R-1	601.7	50.0	2,283
Multifamily	High-Density Residential	R-3	35.7	3.0	1,035
Estate parcel	Low-Density Residential	R-E	12.5	1.0	12
Planned Unit Residential Development (PURD)	Low-Density Residential	R-1	34.9	2.9	209
Office	Administrative Professional	C-R	27.8	2.3	
Retail/Office Commercial	Commercial	C-2	28.8	2.4	
Schools	Institutional	P-L	65.5	5.4	
Parks	Parks and Recreation	P-L	15.2	1.3	
Golf course	Low-Density Residential	R-1	247.8	20.6	
Recreation center	Low-Density Residential	R-1	3.8	0.3	
Lake	Low-Density Residential	R-1	47.6	3.9	
Overlook	Low-Density Residential	R-1	3.8	0.3	
March Lane	Low-Density Residential		24.3	2.0	
Subtotal			1,149.4		3,539
Brookside Farm	Low-Density Residential	R-E	54.8	4.6	1
Project site subtotal			1,204.2	100.0	3,540
<u>Remaining Lands Within Annexation Area</u>					
Fourteen Mile Slough	Low-Density Residential	R-1	76.7		
Calaveras and San Joaquin Rivers	Low-Density Residential	R-1	19.5		
Nonproject subtotal			96.2		
Total annexation area			1,300.4		

Source: Grupe Development Company

Note: Site plan is the March 1988 version; see Table 1-A for current zoning information.



SITE INFORMATION

LAND USE*	DENSITY	NORTH		SOUTH	
		MARCH LANE	MARCH LANE	MARCH LANE	MARCH LANE
		ACRES	UNITS	ACRES	UNITS
R-1 SINGLE FAMILY	3.0 du/ac			188.7	560
R-1 SINGLE FAMILY	3.5 du/ac	80.8	317		
R-1 SINGLE FAMILY	2.5 du/ac			33.8	78
R-1 SINGLE FAMILY	4.0 du/ac	101.2	408	41.7	187
R-1 SINGLE FAMILY	5.0 du/ac	148.0	740		
R-1 PURD	5.0 du/ac	11.8	71	23.0	138
R-3 MULTI-FAMILY	22.0 du/ac	38.7	1038		
GOLF COURSE				247.8	
OFFICE		27.8			
OFFICE/COMMERCIAL		18.0		18.8	
ESTATE PARCEL				12.8	
BROOKSIDE FARM				24.8	
HIGH SCHOOL		41.1			
SCHOOL		11.3		12.1	
LAKE		47.8			
PARK		18.2			
RECREATION CENTER		3.8			
OVERLOOK		3.8			
MARCH LANE				24.3	
TOTALS		848.8	2888	854.3	242
GRAND TOTALS		1804 acres	3511 units		

* ALL PARCELS ARE MEASURED IN GROSS ACRES ARE QUANTITIES AND ARE MEASURED TO THE CENTER OF THE STREETS.

Scale in Feet



APRIL 13, 1988



FIGURE 3. BROOKSIDE SITE PLAN

Developer

Grupe Development Co.
Northern California
2291 West March Lane
Stockton California

Land Planner

Anthony M. Guzzardo
and Associates, Inc.
836 Montgomery Street
San Francisco California

Table 1-A. Revised Annexation Area Land Uses

Land Use	Land Use Designations	Zoning	Acreage	Number of Dwelling Units	
				Proposed	Maximum
<u>Project Site</u>					
Residential					
Single-family (Conventional)	Low-Density Residential	R-1	626.7	2,433	5,452
Multifamily	High-Density Residential	R-3	35.7	1,035	1,035
Estate Parcel (Includes Brookside Farm)	Low-Density Residential	R-E	67.3	12	67.0
Planned Unit Residential Development (PURD)	Low-Density Residential	R-1	62.9	314	547
Retail/Office Commercial	Commercial	C-2	56.6		
Parks	Parks and Recreation	P-L	15.2		
Schools	Institutional (high school)	P-L	41.1		
Schools	Institutional (elementary school)	P-L	24.4		
Golf course	Low-Density Residential	R-1	201.3		
Recreation Center	Low-Density Residential	R-1	1.8		
Lake	Low-Density Residential	R-1	67.2		
Overlook	Low-Density Residential	R-1	3.8		
	Subtotal		1,204.0	3,794	7,101
<u>Remaining lands in annexation area</u>					
	Low-Density Residential (Fourteen Mile Slough)	R-1	76.7		
	Low-Density Residential (Calaveras and San Joaquin Rivers)	R-1	19.5		
	Subtotal		96.2		
	TOTAL		1,300±	3,794	7,101

^a Maximum number of units allowed by applicable zoning.

Source: Grupe Development Company

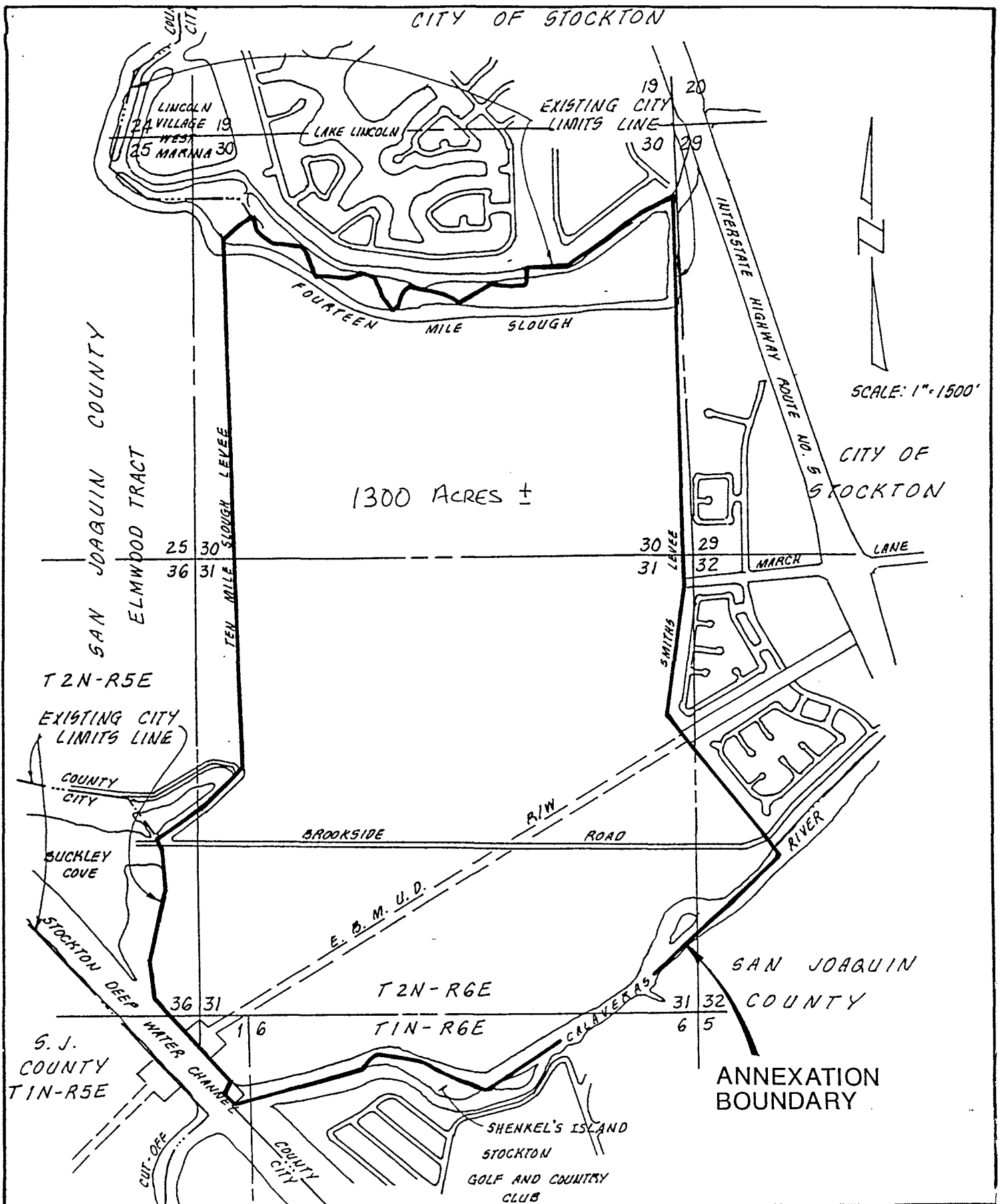


FIGURE 4. PROPOSED ANNEXATION AREA

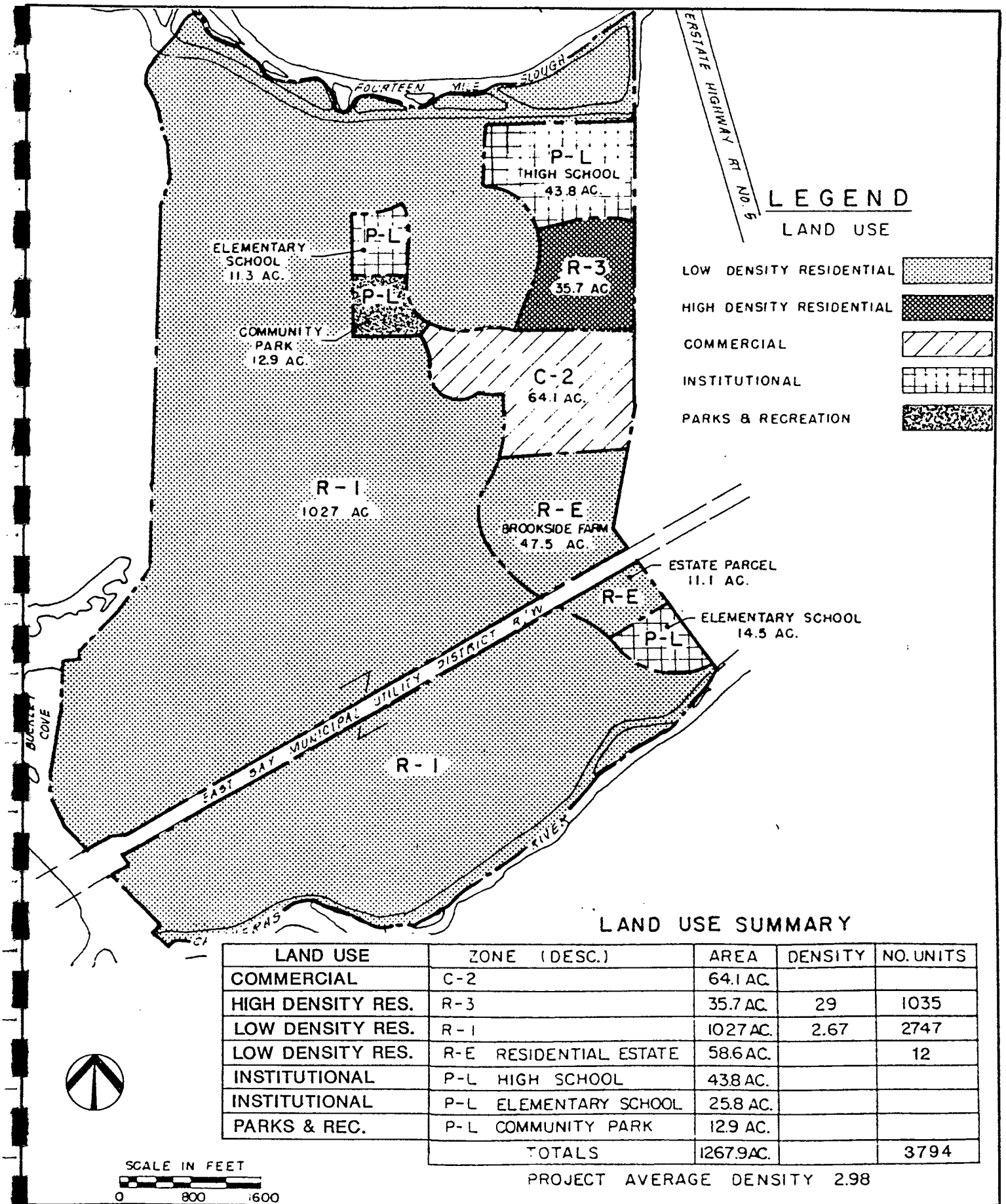


FIGURE 5. REVISED GENERAL PLAN DESIGNATIONS FOR THE ANNEXATION AREA

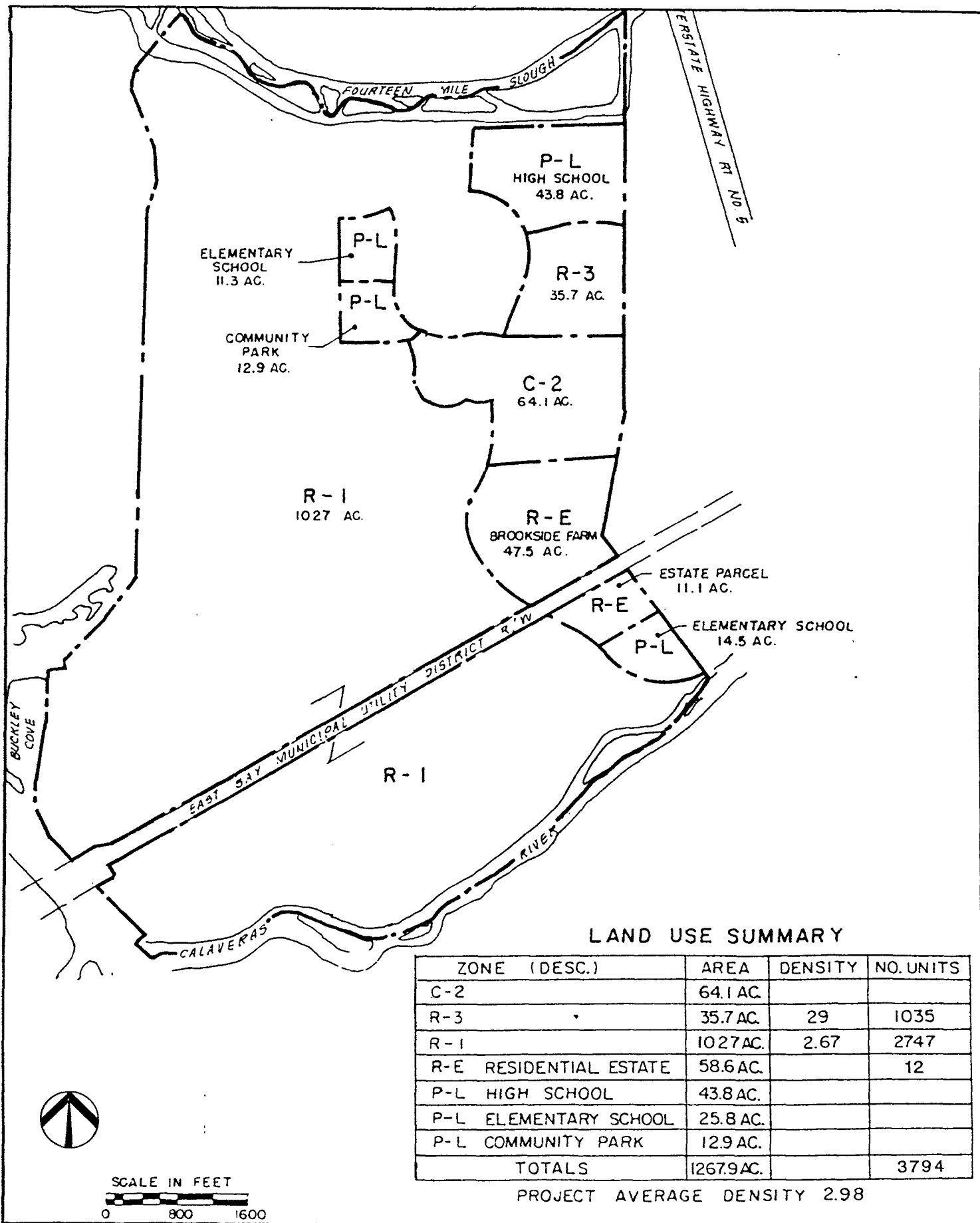


FIGURE 6. REVISED ZONING FOR ANNEXATION AREA

The project applicant, Grupe Development Company, has designated a total of 601.7 acres for development of 2,283 conventional single-family units, 12.5 acres for residential estates, 34.9 acres for 209 units in an R-1-zoned Planned Unit Residential Development (PURD) (includes single-family residential units), 35.7 acres for development of 1,035 multifamily units, 27.8 acres for professional/office development, and 28.8 acres for retail/office commercial development (Figure 3). Other proposed uses include: 65.5 acres for school sites, a 15.2-acre park site, a 247.8-acre private golf course site, 3.8 acres for a private recreation center, and a 3.8-acre overlook area. Much of the residential development in the northern portion of the site would be located around a 47.6-acre lake located in the northern and central portions of the site. The southwest portion of the site would include 33.6 acres of single-family residential housing located immediately east of the Buckley Cove Marina. Residential units fronting on the Calaveras/San Joaquin Rivers and Fourteen Mile Slough would include private boat docks to these waterways. Figure 3 shows the proposed site plan. Table 1 shows the proposed land uses for the Brookside Community project.

The private 18-hole golf course would include a full country club with a restaurant and dining area, a pro shop, locker rooms and shower areas, a golf cart storage and maintenance building, four to five tennis courts, and a swimming pool with a snack bar. The proposed private recreation center would consist of a 3,000-square-foot building with a small kitchen, a lounge area, an exercise/aerobics area, a pool, two tennis courts, and one to two boat docks.

The site plan also includes a bike lane located along the extension of Brookside Road and March Lane. This Class II bike lane, separated from the roadway, would border the western side of Brookside Road, north to the proposed intersection at March Lane, and then southwest along March Lane to the vicinity of the Buckley Cove Marina (Figure 3).

Residential development would include instituting a homeowners association with formal Codes, Covenants and Restrictions policies to ensure the property's protection, improvement, value, and attractiveness.

Project Phasing

The project would be developed over an approximate 15- to 20-year period. Residential development would occur at an estimated rate of 190-250 units per year. Initial development would begin north and south of March Lane and west of Brookside Road, progressing to the north and south. Buildout of the project would be based on market conditions.

Annexation Area

The City's review of the proposed project will be based on a decision concerning annexation of a 1,300-acre area. The proposed annexation area (Figure 4) would include additional nonproject areas that are not considered developable and are not considered part of the proposed project. These

areas include approximately 76.7 acres to be rezoned R-1 north of the project site along and within Fourteen Mile Slough and 19.5 acres to be rezoned R-1 south of the project along and within the Calaveras and San Joaquin River channels. Proposed land uses, general plan designations, and zoning classifications for these offsite annexation areas are summarized in Table 1 and illustrated in Figure 4.

PROJECT BACKGROUND

In November 1986, Stockton voters approved several ballot initiatives sponsored by local landowners and developers which restored approximately 4,800 acres to the City's general plan area. These initiatives included Measure J, proposed by the Grupe Development Company. The text of Measure J is included in Appendix A. The area affected by Measure J is shown in Figure A-5.

Voter approval of Measure J and other similar initiatives modified a 1978 growth control ordinance (Ordinance No. 3142, shown in Appendix B) adopted by the Stockton City Council. Under the 1978 ordinance, approximately 14,000 acres (formerly designated as Municipal Lands Reserve) were removed from the City's General Plan area.

In July 1987, the Stockton City Council adopted Ordinance No. 054-87, which effectively restored all remaining areas within the former Municipal Lands Reserve to the City's General Plan (Niblock pers. comm.). This ordinance stipulated that all such areas, except those affected by prior ballot initiatives, be given "appropriate" and "provisional" land use designations. Under this ordinance, voter approval is required of any proposed General Plan amendment "in order to allow subsequent subdivision, development, zoning and/or rezoning of such lands." The text of Ordinance No. 054-87 is shown in Appendix C.

In January 1988, the City prepared a notice of Preparation and Expanded Initiation Study that described the proposed Brookside project and included a preliminary evaluation of the project's impacts. In March 1988, the project applicants commissioned a review of the project by the Urban Land Institute. As a result of this review the project was modified somewhat to alter the internal distribution of land uses. However, the overall types of land uses and amount of each remained approximately the same.

DEVELOPMENT AGREEMENT

The project applicants propose to process a Development Agreement with the City of Stockton pursuant to Government Code sections 65864-65869.5. The Development Agreement may include some of the following conditions:

- o the duration of the agreement,
- o the permitted uses of the property,

- o the density and intensity of uses,
- o the maximum height and size of proposed buildings,
- o provisions for reservation or dedication of land for public purposes,
- o timing and phasing of project development, and
- o terms and conditions relating to the provision of a "fair share" of public infrastructure.

The Development Agreement would constitute a contractual vesting of private development rights and an acknowledgement of the applicant's commitment to abide by the specified conditions. Such a Development Agreement between the project applicant and City staff will require adoption of a development agreement ordinance to establish a uniform standard for review and administration of such an agreement prior to its acceptance.

NECESSARY APPROVALS

The following discretionary approvals would be necessary prior to implementation of the project. Some of these approvals may have already been obtained, while approval of others is contingent upon certification of an EIR and/or approval from various local agencies.

Land-Related Approvals

City of Stockton General Plan Amendment

The proposed project would require approval of General Plan Amendments for a total of 1,031.2 acres from Nondesignated to Low-Density Residential (includes conventional single-family and PURD uses, golf course, recreation center, overlook area, and lake areas), 35.7 acres to High-Density Residential, 27.8 acres to Administrative Professional, 28.8 acres to Commercial, 15.2 acres to Parks and Recreation, and 65.5 acres for school sites to Institutional. The remaining annexation areas will require General Plan amendments initiated by the planning commission for approximately 96.2 acres from Nondesignated to Low-Density Residential. The amendments would require a recommendation from the community development department to the planning commission, review and recommendation by the commission to the city council, and review and approval by the city council.

Prezoning

The City of Stockton would be required to prezone the project area. Prezoning designations for the site would include: R-1 (Single-Family District) on 904.7 acres (Table 1), R-1 PURD on 34.9 acres, R-E on 67.3 acres, R-3 on 35.7 acres, C-R (Commercial-Residential District) on 27.8

acres, C-2 (General Business District) on 28.8 acres, and P-L (Public Lands District) on 80.7 acres. The remaining land uses within the annexation area will require initiation by the planning commission and will be rezoned R-1 (Single Family District). This would require review by the Stockton Community Development Department, review by the planning commission, and recommendation and adoption by the city council.

Annexation Approval

Subsequent to authorizing the filing of the annexation application with the San Joaquin County Local Agency Formation Commission (LAFCO) and later approval of the annexation by LAFCO, the city council would be required to approve an annexation proposal for the 1,204.2-acre project and the 96.2-acre nonproject annexation area.

Local Agency Formation Commission

The San Joaquin County LAFCO would be required to expand the City's existing sphere of influence boundary and approve the annexation of 1,204.2 acres into the Stockton City limits. (The annexation area also includes 96.2 acres for adjacent nonproject areas to ensure that the project is contiguous to the City limits.) A description of the required approval process is included in Section A, "Land Use."

Cancellation of Williamson Act Contracts

Upon annexation, the City of Stockton would elect to succeed or not succeed to the terms of the Williamson Act contract. If the City does not succeed to the contract, it becomes null and void under the provisions of a protested Williamson Act contract.

Tentative Subdivision Map Approval

This application requires review and recommendation by the City of Stockton Development Review Committee, and review and approval by the planning commission. The planning commission has final discretionary authority, except by appeal to the city council.

Approval of Use Permits

Use permits for multifamily development and certain commercial uses would be required by the City of Stockton. The project would require approval of PURD permits for the development areas shown in Figure 3 and a special use permit for the entire golf course facility, including the country club, tennis courts, boat docks, and other related uses. These permits would also require review and recommendation by community development

department staff, and approval by the planning commission. Planning commission action is final, except on appeal to the city council.

Pacific Bell

Public utility easements, private property rights-of-way, and conduit attachments may be required on the project site.

Pacific Gas and Electric Company

A permit would be required to allow development in a transmission line easement.

East Bay Municipal Utility District

Approval for any development within East Bay Municipal Utility District's (EBMUD) right-of-way would be required before project development.

Wetland-Related Approvals

California Department of Fish and Game Permit

The California Department of Fish and Game (DFG) would be asked to issue a Streambed Alteration Agreement (1601) for dredging and filling activities in Buckley Cove. This permit is required for any activity that would change the natural state of any river or stream in California. The DFG enters into Streambed Alteration Agreements to protect the fish and wildlife resources of the state. The DFG also reviews and recommends modification, approval, or denial of projects requiring federal, state, and county permits that may affect fish and wildlife.

California Regional Water Quality Control Board Permit

The California Regional Water Quality Control Board (RWQCB) administers the National Pollutant Discharge Elimination System (NPDES). The Central Valley Board may be asked to issue an NPDES permit for discharges of waste, including construction and wastewater wastes, into the surface waters of the state.

California State Lands Commission Dredging Permit

The State Lands Commission issues permits for any activity that proposes to dredge in state-owned swamps, overflows, marshes, tidelands, and submerged lands, or in the beds of navigable waters where the state has mineral rights.

California Reclamation Board Encroachment Permit

The California Reclamation Board regulates any activities proposed along or near the banks of the Sacramento and San Joaquin Rivers or their tributaries. An encroachment permit must be obtained from the Reclamation Board.

The Reclamation Board issues encroachment permits to maintain the integrity and safety of flood control project levees and floodways in the Central Valley that were constructed in accordance with a flood control plan adopted by the Legislature or the Reclamation Board. It also issues permits to prevent encroachments that could impair flood flow capacities in designated flood channels.

U. S. Army Corps of Engineers 404 Permit

Under Section 404 of the Clean Water Act, the U. S. Army Corps of Engineers (COE) regulates the discharge of dredged or fill material into the waters of the United States. The COE bases its evaluation on 404(b)(1) guidelines set forth by the U. S. Environmental Protection Agency (EPA), which issues specific requirements for the disposal of dredged or fill material. The COE could eventually require a permit for construction in Buckley Cove.

Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) must certify that levee construction will bring the project out of the 100-year flood hazard zone.

San Joaquin County Flood Control District and/or Reclamation District 2074 Permit

The project could require permits or approvals for construction activities related to upgrading applicable levees.

U. S. Coast Guard Permit

Approval is needed from the U. S. Coast Guard for bridge-related facilities on navigable waterways.

Summary of Findings

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SUMMARY OF FINDINGS

This section of the DEIR summarizes the proposed project, impacts of the project as identified in the environmental analysis, impacts of cumulative development, and evaluations of alternatives to the project. An overview of DEIR conclusions concerning project impacts and mitigation measures is presented in Table 2.

Summary Project Description

Name of project: Brookside Community

State Clearinghouse number: 88022316

City of Stockton EIR file number: 2-88

Name of applicant: Grupe Development Company

Name of lead agency: City of Stockton

Type of project: Master Planned Community

Location of project: Immediately west of the Stockton City limits in San Joaquin County bordered by Fourteen Mile Slough to the north, the Calaveras River and the San Joaquin River to the south, the City limits to the east, and Ten Mile Slough to the west.

Area of annexation: 1,300

Area of project site: 1,204

Proposed land uses:

Residential

Proposed uses: Single and multifamily units, estate parcels, R-1 PURDs, and other R-1 zoned nonresidential uses.

<u>Zone</u>	<u>Gross Acres</u>	<u>Units</u>	<u>Density (du/ gross acres)</u>
R-1	939.6	2,492	2.6
R-E	67.3	12	0.18
R-3	35.7	1,035	29.0
Total	1,042.6	3,539	3.4

Commercial:

Proposed uses: retail and office
Total area: 56.6 acres
Total gross leasable area: 848,000 square feet^a

Parks and recreation:

Proposed uses: Community park and other recreational facilities
Total area: 15.2 acres

Institutional:

Proposed uses: Elementary schools
Total area: 24.4 acres

High school
Total area: 41.1 acres

Access and circulation:

Existing and proposed access to project site: Interstate Highway 5, March Lane, Brookside Lane, and Driftwood Lane.

Public facilities and services:

Water, sewer, police, and fire: City of Stockton
Solid waste: Sunrise Sanitation
Schools: Lincoln Unified School District
Libraries: City of Stockton and San Joaquin County
Electricity and gas: Pacific Gas and Electric Company

Project phasing (contingent on market conditions):

Approximate buildout period: 15 to 20 years
Average number of residential units per year: 190 to 250
Initial development: north and south of March Lane and west of Brookside Road

Population and employment:^b

Estimated population: 9,770
Estimated employment: 3,145

Required permits and approvals:

General Plan amendment
Rezoning
Annexation
Cancellation of Land Conservation Act Contract
Subdivision approvals

Use permit approvals
California Department of Fish and Game permit
California Regional Water Quality Control Board permit
Other permits and approvals as required by local, state, and federal agencies

-
- a Gross commercial leasable area provided by project proponent.
- b Population estimate based on 95 percent housing occupancy rate; employment estimate based on ratio of employees to gross commercial leasable area in the Fiscal and Public Facilities Study prepared by Recht Hausrath & Associates for the City of Stockton (December 1987).
-

Significant Unavoidable or Unresolved Impacts of the Project

Based upon the review undertaken while preparing the DEIR, the following adverse impacts generated by the project could not be mitigated and are therefore considered significant and unavoidable or unresolved:

- o Conversion of viable agricultural lands to urban uses and cancellation of Williamson Act contracts.
- o Conflicts between offsite agricultural uses and urban land uses.
- o Inconsistency with the Stockton General Plan land use policies (see Table A-2) concerning urban growth and development and agricultural land conversion.
- o Inconsistency with San Joaquin County General Plan principles (see Table A-2), concerning conversion of agricultural land.
- o Increased local and regional water demand, given the uncertainty of future surface water availability.
- o Deterioration of the roadway on March Lane between I-5 and Quail Lakes Drive, under the existing plus approved development scenario.
- o Degradation of regional air quality and generation of increased carbon monoxide (CO) concentrations and cumulative increases in ozone levels.
- o Inconsistency with the Bikeway Plan.
- o Precluding public access to navigable waterways.
- o Fiscal/public facilities impacts resulting from the lack of adopted financing mechanisms to ensure funding of needed capital facilities.

Significant and Potentially Significant
Impacts of the Project

There are several significant and potentially significant impacts that could result from the project:

- o Conflicts between residential and commercial uses within the project.
- o Conflicts between single-family and multifamily uses within the project.
- o Conflicts between onsite agricultural uses and urban land uses.
- o Inconsistency with San Joaquin County LAFCO policies concerning preemption of prime agricultural land and extension of public services.
- o Inconsistency with Stockton General Plan policies concerning urban development and extension of public services.
- o Location of the project in area of soils with construction limitations.
- o Location of project in an area potentially subject to flooding.
- o Contribution to degradation of regional groundwater quality.
- o Degradation of surface water quality from project runoff.
- o Disruption of habitat along onsite irrigation ditches due to ditch alteration.
- o Elimination of freshwater marshes from the project site.
- o Loss of open water habitat.
- o Loss of foraging and roosting habitat for wildlife species.
- o Loss of special-status wildlife species (giant garter snake, Swainson's hawk, California tiger salamander, northern harrier, California black rail, and sandhill crane).
- o Dredging of waterways (Buckley Cove) adjacent to the project site.
- o Increased flow of urban runoff to rivers and sloughs with aquatic habitat.
- o Creation of 3,145 project-related jobs (beneficial).
- o Creation of 3,539 housing units.

- o Generation of increased traffic volumes at already congested intersections.
- o Addition of traffic to roadway segments on March Lane.
- o Addition of traffic to the already congested southbound I-5 on-ramp at Benjamin Holt Drive.
- o Deterioration of traffic conditions under existing plus approved development scenario (with the proposed project).
- o Deterioration of nine critical roadway segments under the existing plus approved (with the proposed project) development scenario.
- o Deterioration of operations on four freeway ramps to an unacceptable LOS under the existing plus approved (with the proposed project) development scenario.
- o Emission of dust particles caused by project construction.
- o Generation of air pollutants by construction equipment.
- o Increase in traffic-related noise levels.
- o Exposure of surrounding land uses to construction-related noise.
- o Changes in noise levels at offsite locations.
- o Increased demand on treated water supply.
- o Increased generation of sewage.
- o Generation of 2,300 K-12 students at project buildout.
- o Increased need for school capital improvements.
- o Increased demand for law enforcement services.
- o Increased demand for SFD staff and equipment.
- o Increased demand for library services.
- o Increased library development and operating costs.
- o Visual conflicts between commercial and residential uses.
- o Possible presence of cultural resource sites below site soil.
- o Capital facility costs for new schools.

Less-Than-Significant Impacts of the Project

Less-than-significant impacts include:

- o Location of the project in an area of moderate seismic hazard.
- o Suitability of soils for use in levee construction.
- o Alteration of internal drainage characteristics.
- o Effects of domestic water consumption on surrounding surface water resources.
- o Local impacts of the project on groundwater resources.
- o Loss of natural vegetation resources associated with agricultural lands.
- o Loss of vegetation resources associated with elimination of ruderal habitat and scattered trees.
- o Loss of wildlife resources associated with elimination of openwater, ruderal, and scattered tree habitat.
- o Disruption of special-status plant species.
- o Displacement of existing nonagricultural uses on the project site.
- o Generation of 9,770 project residents.
- o Increased demand for gas and electrical services.
- o Generation of increased solid waste.
- o Possible increased incidence of hazardous waste accidents.
- o Generation of increased stormwater runoff volumes.
- o Change in views to the site from rural to urban land use.
- o Views from Buckley Cove altered by project development.
- o Increased operating costs for police, fire, parks and recreation, waste collection and streets, general government, and library services.
- o Capital facility costs for solid waste sites.

Summary Table

Table 2 presents the impacts that the project would generate, the level of significance of those impacts without mitigation, available mitigation

measures, and the level of significance of each impact after implementation of recommended mitigation measures. The table is presented to facilitate understanding of the overall conclusions of the DEIR; however, a thorough reading of the DEIR is advised.

Relationship Between Local Short-Term Uses of the Environment and Enhancement of Long-Term Productivity

Project implementation would result in urbanization of lands that have been used primarily for crop production and irretrievable commitments of energy and other nonrenewable resources used in the construction process. Urban development as proposed would preempt agricultural land uses onsite. Conflicts with surrounding land uses and growth-inducing impacts of the project would contribute to the future conversion of agricultural lands in the site vicinity. Project demand on limited groundwater and surface water supplies could result in an incremental adverse impact on agricultural production in the region.

Cumulative development in north Stockton would result in similar adverse impacts to agricultural land uses on a larger scale. For more information concerning agricultural land use issues, see Sections A and B.

Cumulative Impacts

Cumulative impacts of future development in north Stockton were analyzed based on the assumption that all proposed and approved projects within existing City limits north of the Calaveras River (as identified by City staff), the project site, and five other unincorporated areas for which ballot measures were approved in November 1986 would be developed by 2010.

Cumulative Development Projects

Under the cumulative development scenario as described, the following land use changes would be made:

- o 20,163 new housing units (11,268 low-density, 4,003 medium-density, and 4,892 high-density) would be built on 2,951 acres (2,368, 314, and 4,892 acres, respectively);
- o commercial and office uses would be developed on 435 and 240 acres, respectively;
- o 742 acres would be developed or preserved for recreational and open space uses;
- o new schools would be developed on 168 acres; and
- o other uses would be developed on 90 acres.

Analysis of cumulative transportation and fiscal impacts are based on studies prepared for the city by OMNI-MEANS, Ltd. and Recht Hausrath & Associates. Those studies were based on a longer planning period, a larger planning area (the City's sphere of influence) and somewhat different land use projects prepared by City staff. Therefore, cumulative impact assessments for Sections F and K may not correspond directly with those in other sections of the DEIR. Cumulative impacts are addressed in detail in each topical section and are summarized in Section Q. See Sections A-N for analysis.

Significant Unavoidable or Unresolved Impacts

The following adverse impacts generated by cumulative development would be significant and unavoidable or unresolved:

- o conversion of viable agricultural lands to urban uses and conflicts between urban and agricultural uses;
- o inconsistency with Stockton General Plan conservation policy (1-3);
- o inconsistency with San Joaquin County General Plan principles 1 and 2;
- o increased water demand, given the uncertainty of future water availability;
- o deterioration of Benjamin Holt Drive and March Lane southbound freeway on-ramp;
- o degradation of regional air quality;
- o public facility capital improvement costs; and
- o loss of open-space buffer areas.

Significant and Potentially Significant Impacts

The following adverse impacts generated by cumulative development would be significant, but could be mitigated to a less-than-significant level by implementing measures identified in respective sections of the DEIR:

- o inconsistency with Stockton General Plan urban growth and development policies (2-1 and 4-1) and conservation policies (1-2, 1-6, and 2-5);
- o inconsistency with San Joaquin County General Plan principle 5;
- o inconsistency with San Joaquin LAFCO policy;
- o disruption of freshwater marsh, open water aquatic, and scattered tree habitats;

- o deterioration of traffic conditions under north Stockton cumulative development scenarios;
- o increased groundwater depletion;
- o increased wastewater flow generation;
- o increased demand on regional drainage capabilities;
- o increased generation of solid waste;
- o increased school enrollment;
- o increased demand for parks and recreation facilities;
- o increased demand for library facilities;
- o increased demand for police services;
- o increased demand for fire services;
- o capital costs of providing necessary public services;
- o Increase in Citywide population;
- o Increased demand and supply of housing units Citywide; and
- o possible damage, destruction, or removal of cultural resources.

Project Alternatives Impact Summary

Four alternatives to the project are evaluated qualitatively and quantitatively in Section P. The alternatives include the No-Project Alternative, Highest Housing Density Alternative, Mitigated Project Alternative, and the Partial Annexation Alternative. A discussion of possible alternative locations for the project is also presented.

No-Project Alternative

Under the No-Project Alternative, there would be no changes in existing land uses onsite. In the short term, this alternative would preserve agricultural land in the project area, but could accelerate growth in other areas of Stockton. Impacts to geology and soils, hydrology and water quality, vegetation, wildlife and aquatic resources, transportation, air quality, noise, public services, fiscal effects, housing and employment, and aesthetics and cultural resources would be the same as under existing conditions.

Highest Housing Density Alternative

The Highest Housing Density Alternative would result in development of nearly 80 percent more housing units than proposed. This alternative could provide greater housing affordability and diversity, yield a larger fiscal surplus to the City, and indirectly promote agricultural land conservation in other areas of the City. However, this alternative would convert 1,200 acres of prime farmland to urban land uses, substantially increase the projected demand for public services, and increase traffic levels (vehicle trips) by 80 percent in the project vicinity. Land use conflicts and aesthetic changes could be intensified. Other topical impacts would be similar or greater than the proposed project.

Mitigated Project Alternative

The Mitigated Project Alternative would increase recreation and open space in the project area in the form of a 40-acre natural area and public recreation facilities in the southern portion of the project site. This alternative would have beneficial effects on wildlife and vegetation resources while providing public access to navigable waterways. Other topical impact areas would have effects similar to those of the proposed project.

Partial Annexation Alternative

Under this alternative, acreage south of the proposed March Lane extension would be left in agricultural production. The total developed area would be 546.1 acres with a total of 2,568 dwelling units, or a 27-percent reduction in housing units. This alternative would reduce the amount of agricultural acreage that would be lost to urban development, reduce the vehicle trips associated with the project by 31 percent, preserve freshwater marshes in the southern irrigation canals, and reduce the demand for financing of public services. Land use conflicts and aesthetic changes in the developed portion of the site would be similar to those of the proposed project.

Alternative Locations for the Project

Alternative locations for the project on the urban fringe could create many of the impacts identified for the proposed project. Agricultural land would be converted to urban uses, public service demands would increase, and transportation, air quality, and noise impacts could be similar to those of the proposed project wherever the project is located.

Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
LAND USE	Conversion of prime agricultural land.	SU	None available.	SU
	Displacement of existing nonagricultural uses on the project site.	LS	None required.	LS
	Conflicts between residential and commercial uses within the project.	S	Maintain prevailing setbacks for both commercial and residential uses where abutment of the two uses exists. Construct 6-foot sound walls or other type of buffer to reduce noise and trespassing impacts.	LS
	Conflicts between single-family and multifamily uses within the project.	PS	Recommend landscaping buffers between land uses.	LS
	Conflicts between offsite agricultural uses and urban land uses (noise, odors, dust, pesticide use).	SU	None available.	SU
	Conflicts between onsite agricultural uses and proposed project uses.	S	Separate Brookside Farm agricultural operations from project land uses with fencing and/or landscaping. Comply with the Right-to-Farm ordinance.	LS

LS - Less than significant

PS - Potentially significant

S - Significant

SU - Significant and unavoidable or unresolved impacts requiring a "Statement of Overriding Considerations" prior to project approval

Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
LAND USE Cont'd.	Inconsistencies with Relevant Plans and Policies (TABLE G-2).			
	<u>Stockton General Plan</u>			
	Inconsistency with urban growth and development policies (policies 1-5, 4-1, and 4-2).	SU	Policy 1-5. None available.	SU (unresolved)
		SU	Policy 4-1. None available.	SU (unresolved)
		S	Policy 4-2. Construct levees surrounding the project site in accordance with FEMA standards (see Section D, "Hydrology," for other flood hazard mitigation measures.	LS
	Inconsistency with residential land use policies (Land Use Element-Residential, policies 2-8 and 2-10)	S	Policy 2-8. Implement all of the measures specified under "Conflicts between onsite agricultural uses and proposed project uses."	LS
		SU	Policy 2-10. None available.	SU
	Inconsistency with commercial land use policies (Land Use Element-Commercial, policy 1-7)	S	Policy 1-7. Revise the project site plan so that commercial areas are not separated by March Lane.	LS
	Inconsistency with parks and recreation policies (Land Use Element-Parks and Recreation)	SU	Policy 1-8. Provide public access to and along the Calaveras River and Fourteen Mile Slough.	SU (Unresolved)
		SU	Policy 1-9. Implement the measure in Section J, "Parks and Recreation," concerning location of bikepaths.	SU (Unresolved)

LS - Less than significant

PS - Potentially significant

S - Significant

SU - Significant and unavoidable or unresolved impacts requiring a "Statement of Overriding Considerations" prior to project approval

Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
LAND USE Cont'd.	<u>San Joaquin County General Plan</u>			
	Inconsistency with environmental hazard principles (principles 1 and 2)	S	Principle 1. Construct levees surrounding the project site in accordance with FEMA standards for levee construction (see Section D, "Hydrology for other flood hazard mitigation measures.")	LS
		S	Principle 2. See above.	LS
	Inconsistency with Recreation Principles (principle 6)	SU	Principle 6. None available. This policy requires that the property owner's rights be balanced with the priority to provide public access. This unresolved issue could be reduced to a less-than-significant level by providing public access.	SU (Unresolved)
	Inconsistency with Agricultural Principles (principles 1, 2, 4, and 5)	SU	Principle 1. None available.	SU
		SU	Principle 2. None available.	SU
		S	Principle 4. Construct levees surrounding the project site in accordance with FEMA standards.	LS
		S	Principle 5. The City should establish whether the proposed project is the least disruptive development with respect to conversion of agricultural land at the urban periphery. Only if the project is found to be the least disruptive use can this impact be reduced to less-than-significant levels.	LS

LS - Less than significant

PS - Potentially significant

S - Significant

SU - Significant and unavoidable or unresolved impacts requiring a "Statement of Overriding Considerations" prior to project approval

Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
LAND USE Cont'd.	Inconsistency With Environmental Conservation Policies (Environmental Resources Management Element)	SU	Policies 1-3 and 1-4. None available.	SU (unresolved)
		SU	Policies 1-2, 1-6, and 2-5. Implement the measures specified in the evaluation of water and wastewater systems (Section J). Comply with LAFCO policy by submitting and implementing a feasible plan for providing public services.	SU (unresolved)
	<u>LAFCO POLICIES</u>			
	Inconsistency with policy concerning preemption of prime agricultural land.	SU	None available.	SU (unresolved)
	Inconsistency with Public Services policy.	SU	The developer should submit a comprehensive plan for providing and financing necessary public services, as required by LAFCO.	SU (Unresolved)
AGRICULTURAL RESOURCES	Conversion of agricultural soils.	SU	None available.	SU
	Potential for conversion of adjacent agricultural lands.	SU	None available.	SU
	Cancellation of Williamson Act Contracts.	SU	None available.	SU
GEOLOGY AND SOILS	Location of project in area of moderate seismic hazard.	LS	Engineer materials used in con- struction of levees to resist flow, slumping, or collapse.	LS

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
GEOLOGY AND SOILS - Cont'd.			Subject sensitive structures to design and engineering controls that acknowledge poor ground conditions.	
			Prepare an emergency response plan.	
	Location of project in areas that have soils with construction limitations.	S	Use conservative foundation design criterion for project buildings. Adopt other measures specified in Section C.	LS
	Conversion of agricultural soils.	SU	None available.	SU
HYDROLOGY AND WATER QUALITY	<u>Hydrology</u>			
	Location of project in an area potentially subject to flooding.	S	Monitor structural characteristics of materials to be used in levee construction.	LS
			Increase the height of Fourteen Mile levee to 11.1 feet, the design height required to protect the Brookside property against 100-year floods.	
			Implement flood protection requirements of FEMA and the U. S. Army Corps of Engineers.	
			Control potential entry of floodwaters through siphons, pipes, and gates on drainage and water supply facilities.	
	Effects of project on adjacent levees	LS	Place material only on the tops and landward sides of levees to avoid damage to wetland habitat, and sedimentation of adjacent channels.	LS

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
HYDROLOGY AND WATER QUALITY - Cont'd.			Monitor structural characteristics of material to be used in levee construction.	
			Observe the requirements of FEMA and the COE.	
			Implement other measures as specified in Section D.	
	Alteration of internal drainage characteristics.	LS	None required. The proposed artificial lake and golf course water improvements are sufficient to accommodate project runoff.	LS
	Increased demand for regional surface water supplies.	SU	Implement regional water conservation measures.	SU
	<u>Water Quality</u>			
	Effects of domestic water con- sumption on surrounding surface water resources.	LS	None required.	LS
	Degradation of surface water quality by runoff.	PS	See Section D, "Water Quality."	LS
	Creation of a new lake.	Beneficial	None required.	Beneficial

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
HYDROLOGY AND WATER QUALITY - Cont'd.	Effect of project on groundwater quality.	S	Implement water conservation measures as specified in the "Hydrology" and "Public Services and Utilities" sections.	LS
			Manage golf course application of chemicals and fertilizers to minimize impacts on groundwater sources.	
Vegetation, Wildlife, and Aquatic Resources	<u>Vegetation</u>			
	Conversion of agricultural land habitat to urban development.	LS	None required.	LS
	Elimination of freshwater marshes from project site.	S	The project applicant or successors in interest should provide onsite or offsite habitat compensation.	LS
			Provide vegetation plantings or alter hydrologic conditions to improve the site's ability to support freshwater marshes.	
			Determine the acreage required to fully mitigate the onsite habitat loss.	
	Loss of open water aquatic habitat.	LS	None required.	LS
	Loss of ruderal vegetation.	LS	None required.	LS
	Loss of scattered trees.	LS	None required.	LS
	Loss of special status plant species.	LS	None required.	LS

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
VEGETATION, WILDLIFE, AND AQUATIC RESOURCES Cont'd.	<u>Wildlife</u>			
	Loss of foraging and roosting habitat.	S	The City in cooperation with developers and state agencies should create a "mitigation bank" to offset habitat losses created by cumulative development. See Cumulative Mitigation in Section E, "Vegetation Wildlife and Aquatic Resources."	LS
	Loss or degradation of fresh- water marsh habitat.	S	Avoid eliminating the onsite canals. Enhance golf course ponds to sup- port freshwater marshes and provide additional offsite compensation. See mitigation for cumulative impacts, above.	LS
	Loss of open water habitat.	S	See mitigation for cumulative impacts, above.	LS
	Loss of ruderal habitat.	LS	None required.	LS
	Loss of scattered trees.	LS	None required if Swainson's hawks do not rest in the project area.	LS
	Loss of special-status wildlife species (giant garter snake, California tiger salamander, Swainson's hawk, northern harrier, California black rail, sandhill crane).	PS	Provide onsite or offsite habitat compensation in coordination with the DFG and other interested agencies.	LS

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
WILDLIFE - Cont'd.				
			Enhancement of an offsite mitigation area for the giant garter snake, California tiger salamander, northern harrier, and sandhill crane, should be considered if these species are found at the site.	
	<u>Aquatic Resources</u>			
	Dredging of waterways adjacent to the project.	S	Prohibit dredging and breaching in Buckley Cove marina levee from April 1-June 30 to minimize impacts to spawning and egg stages of important fish species that may use the cove for spawning.	LS
			Restrict levee construction activities to the landward side to minimize impacts on wetland areas.	
			Dredged material should not be placed in shallow open water areas that provide spawning and nursery habitat.	
	Increased flow of urban and construction-related runoff to rivers and sloughs with aquatic habitat.	S	Inject oxygen into Buckley Cove to compensate for reduced levels.	LS
			Minimize construction-induced sedimentation of waterways.	
			Monitor water quality of impacted waterways.	

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
TRANSPORTATION	Generation of increased traffic on already congested transportation facilities.	S	<p>The developer or successors in interest shall fund or pay a pro rata share of the costs of the following improvements:</p> <p>Install a two-phase signal at Herndon Place/Benjamin Holt Drive.</p> <p>Convert the shared through/right-turn lane at Pershing/Swain Road to a through-only lane and add an exclusive right-turn lane to the eastbound approach to the intersection.</p> <p>Add an exclusive right-turn lane on the northbound and southbound approaches to the Pershing Avenue/March Lane intersection.</p> <p>Add an exclusive right-turn lane to the northbound approach to the Pacific Avenue/ March Lane intersection.</p>	LS
	Addition of traffic to the following roadway segments: March Lane from I-5 to Quail Lakes Drive, from Quail Lakes Drive to Grouse Run Drive, and from Grouse Run Drive to Pershing Avenue.	S	Widen March Lane to six lanes from I-5 to Pershing Avenue.	LS
	Addition of traffic to the southbound I-5 on-ramp at Benjamin Holt Drive that is already congested.	S	Provide a two-lane on-ramp and a two-lane merge at this location.	LS
	Deterioration of traffic conditions under existing plus approved development scenarios (with the proposed project).	S	Signalize the Herndon Place/Benjamin Holt Drive intersection.	LS

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
TRANSPORTATION - Cont'd.			Provide a four-way stop at the Morgan Place/Swain Road intersection.	
			Add an exclusive right-turn lane to the eastbound approach to the Pershing Avenue/Swain Road intersection.	
			Signalize the Brookside Road/March Lane intersection and provide dual left-turn lanes and a shared right-turn/through lane on the southbound approach; a free right-turn, left-turn, and through lane on the westbound and northbound approaches; and left-turn lane and shared through/right-turn lane on the eastbound approach.	
			Add a through-lane to the westbound and eastbound approaches and change the northbound approach to a shared left-turn/through-lane and one exclusive right-turn lane at the Feather River Drive/March Lane intersection.	
			Add a through lane to the westbound and eastbound approaches to I-5 southbound ramps/March Lane intersection and add a westbound departure lane to permit free right-turns from the southbound approach of the intersection.	

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
TRANSPORTATION - Cont'd.			Add a left-turn lane and a through lane to the eastbound approach to the I-5 northbound ramps/March Lane intersections, a through lane to the westbound approach, and a left-turn lane to the northbound approach to the intersection.	
			Add a left-turn lane to the eastbound approach to the Quail Lakes Drive/March Lane intersection.	
			Replace the westbound and eastbound right-turn Lanes at the Pershing Avenue/March Lane intersection with shared through/right-turn lanes, add a left-turn lane to the westbound approach, add left-turn lanes to the eastbound and northbound approaches, and add an exclusive right-turn lane to the northbound approach to this intersection.	
			Add a left-turn lane to each of the northbound, southbound, and westbound approaches to the Pacific Avenue/March Lane intersection; replace the eastbound right-turn lane with a shared through-right-turn lane; and add an exclusive right-turn lane to the northbound approach to this intersection.	

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
TRANSPORTATION Cont'd.			Provide a three-way stop-sign controlled intersection at Feather River Drive/Brookside Road.	
			Add a left-turn lane to the northbound approach to the Pershing Avenue/Brookside Road intersection.	
	Deterioration of nine critical roadway segments under the existing plus approved (with proposed project) development scenario.	S	Widen Pershing Avenue to six lanes from March Lane to Rosemarie Lane.	LS
			Widen Benjamin Holt Drive to four lanes from Harrisburg Place to Pacific Avenue.	
			Widen March Lane to six lanes from Feather River Drive to El Dorado Street under the existing plus approved development scenario that includes the proposed project (excludes the segment between I-5 and Quail Lakes Drive, see below).	
	Deterioration of the roadway on March Lane between I-5 and Quail Lakes Drive under the existing plus approved (with the proposed project) development scenario.	SU	Widen this roadway segment to six lanes as proposed above.	SU
	Deterioration of operations on four freeway ramps to an unacceptable LOS under the existing plus approved (with proposed project) development scenario.	S	Caltrans and the City should provide two-lane ramps at each of the four affected freeway ramps.	LS

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Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
AIR QUALITY	Emission of dust particles caused by project construction.	S	During construction of the project use standard construction practices to reduce the amount of dust particles emitted, including minimizing the time surfaces are left exposed, periodic sprinkling, etc.	LS
	Generation of air pollutants by construction equipment.	S	The developer should use properly maintained construction equipment to minimize emissions from internal combustion engines.	LS
	Degradation of regional air quality.	SU	The applicant will contribute a pro rata share of costs in accordance with an air quality impact fee ordinance as may be adopted by the City to fund TSM improvements.	SU
	Creation of CO concentrations that could exceed state standards.	SU	None available.	SU
NOISE	Exposure of surrounding land uses to construction-related noise.	S	Limit the operation of construction-related equipment to the period between 7:00 a.m. and 7:00 p.m.	LS
	Changes in noise levels at offsite locations.	PS	The City should construct a noise barrier along I-5 to reduce the noise impacts on adjacent residential uses.	LS
	Exposure of project residents to traffic-related noise.	PS	The developer should contribute a pro rata share of the funds needed to construct a sound wall along I-5. The developer should have an acoustical analysis prepared for all residences proposed within 1,200 feet of I-5.	LS

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
HAZARDOUS MATERIALS	Possible increased incidence of hazardous waste accidents.	LS	Consider constructing sound walls along the eastern site boundary to buffer the project from possible hazardous waste accidents on I-5.	LS
PUBLIC SERVICES				
	<u>Water Service</u>			
	Increased demand on treated surface water supply and possible unavailability of surface water sources.	SU	The City should assist SEWD to fund and construct the necessary convey- ance system to bring New Melones water via Shirley Creek as planned. The applicant and its successors in interest would pay a pro rata share of capital improvement costs. Implement necessary capital improve- ments to serve the project site, as recommended in the Master Water Plan and Fiscal and Public Facility Study (Recht Hausruth and Associates 1987). If possible, the City should in- crease long-term use of available water sources. Apply plumbing fixture efficiency standards. Implement recommended landscaping incentives. Require metering of all new connections. Apply higher peak period water rates Citywide.	SU (unresolved)
	Increased demand on groundwater supply.	S	Implement mitigations recommended for surface water above and utilize surface water sources to the maxi- mum extent feasible.	LS

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Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
PUBLIC SERVICES Cont'd.	<u>Wastewater</u>			
	Increased generation of sewage.	S	Complete capital improvements specified in Wastewater Master Plan.	LS
	<u>Storm Drainage</u>			
	Generation of increased runoff volumes.	LS	None required.	LS
	<u>Solid Waste</u>			
	Generation of increased solid waste.	LS	None required.	LS
	<u>Schools</u>			
	Generation of 2,300 K-12 students at project buildout.	S	Collect school impaction fees under applicable legislation (AB 2926). Implement other measures specified in Section J, "Schools," as needed.	LS
	Increased need for capital improvements.	S	Implement measures indicated above.	LS
	<u>Parks and Recreation</u>			
	Increased demand for park and recreation facilities and services.	S	Acquire and develop additional recreation facilities in the southern portion of the project site.	LS

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
PARKS AND RECREATION - Cont'd.	Inconsistency with MPRC Calaveras River Bikeway Plan and in conflict with the City's Capital Improvements Program (CIP)	SU	There is no acceptable mitigation for the project's lack of compliance with the City adopted CIP regarding extension of the Calaveras River Bikepath.	SU (Unresolved)
	Precluding public access to waterways. The project master plan does not contain provisions for public access to the waterways adjoining the site. The project, according to City staff, is therefore inconsistent with goals and policies of the City of Stockton General Plan and provisions of the State Subdivision Map Act related to public access to waterways.	SU	Negotiate with the City regarding location of the bikeways. According to City policy and the Subdivision Map Act, the developer is required to provide public access to and along the Calaveras and San Joaquin Rivers and Fourteen Mile Slough. Determination of the design of public access to and along the waterways adjoining the project site should be made prior to the approval of a tentative map for the project and should be based on the goals and policies of the general plan and the provisions of the State Subdivision Map Act. The findings required pursuant to all applicable provisions of the State Subdivision Map (related to public access to public resources) must be made if a determination is made that public access is not required.	SU (Unresolved)

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Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
PUBLIC SERVICES Cont'd.	<u>Police Services</u>			
	Increased demand for law enforcement services.	S	The developer/owner shall contribute a pro rata share of the costs to finance and provide necessary capital improvements and services as set forth in the Fiscal and Public Facilities study prepared by Recht Hausrath & Associates, dated December 21, 1987, as summarized in Section K.	LS
	<u>Fire and Emergency Medical Services</u>			
	Increase demands on SFD staff and equipment.	S	The developer/owner shall contribute a pro rata share of the costs to finance and provide necessary capital improvements and services. Funding mechanisms shall be developed to provide for additional staff and support equipment. Comply with recommendations set forth in the Fiscal and Public Facilities Study prepared by Recht Hausrath & Associates, dated December 21, 1987.	LS
	<u>Gas and Electrical Service</u>			
	Increased demand for gas and electrical services.	LS	Adopt energy-conserving design and appliance measures.	LS
	<u>Library Services</u>			
	Increased demand for library services.	S	The applicant and successors in interest shall contribute a pro rata share of the funding needed to acquire a site for and construct a new library in northwest Stockton.	LS
			Finance needed capital improvements and services, as indicated in Section K.	

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Table 2. Summary of Impacts and Mitigation Measures

Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
FISCAL	Increased operating costs for police, fire, parks and recreation, waste collection and streets, general government, and library services.	LS	None required in addition to allocation of necessary general fund revenues by the City.	LS
	Capital facility costs for water system, wastewater system, roadways and intersections, police, fire, parks and recreation, general government, and library service.	SU	Require the applicant and successors in interest to finance a pro rata share of necessary capital improvement costs, as recommended in the RHA report.	SU (Unresolved)
	Capital facility costs for new schools.	S	See "Schools," Section I.	LS
	Capital facility costs for solid waste sites.	LS	None required other than allocation of revenues for expansion of landfill capacity by the City.	LS
POPULATION, HOUSING, AND EMPLOY- MENT	<u>Population</u>			
	Generation of 9,770 project residents.	LS	None required.	LS
	<u>Housing</u>			
	Creation of 3,539 housing units.	PS	None available. Increasing housing creates indirect impacts addressed in other sections of the DEIR.	PS
	<u>Employment</u>			
	Creation of 3,145 jobs at project buildout.	Beneficial	No mitigation required.	
AESTHETICS	Conflicts between commercial and residential uses.	PS	Incorporate bermed vegetation buffers between commercial and residential uses.	LS

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Topic	Impact	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
AESTHETICS Cont'd.			Plant fast-growing high-low landscape screens between conflicting land uses.	
			Use directional lighting shields to direct commercial light away from project residences. Plant trees along March Lane to retain rural character of the site.	
	Change in views to the site from rural to urban land use.	LS	None required.	LS
	Views from Buckley Cove altered by project development.	LS	None available.	LS
CULTURAL RESOURCES	Possible damage, destruction, or removal of resources from cultural context during construction.	S	If cultural material is located during monitoring the following measures should be implemented: stop all work within 100 feet of the find, retain a qualified archeologist to evaluate the find, contact the county coroner if human bone is found.	LS
	Possible removal or destruction of a farmhouse with possible historical significance.	PS	Evaluate the farmhouse for possible historical significance before removal or destruction.	LS
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